

June 25, 2015
Whittemore Robbins House

Final & Approved Minutes

Commissioners
Present:

C. Barry, M. Bush, B. Cohen, J. Worden

Commissioners
Not Present:

D. Baldwin, J. Cummings, C. Hamilton, M. Logan, S. Makowka,
J. Nyberg

Guests:

S. Mowbray, M. Mowbray, P. Capodanno, S. Lipp, M. Audin, P. Hallett,
J. Benn, C. Tee, A. Pascale

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| 1. AHDC Meeting Opens | 8:08pm |
| 2. Appointment of alternate Commissioners; Mt. Gilboa appointment B. Cohen, C. Barry;
Pleasant Street – C. Barry, M. Bush | |
| 3. Approval of draft minutes from April 16 and May 28, 2015. M. Bush moved approval,
seconded by C. Barry. Unanimous approval for both months. | |
| 4. Communications | |
| a) Call from contractor for emergency repairs at 13 Academy Street (CONA) | |
| b) Call from realtor requesting info re: AHC Rules & Design Guidelines (referred
them to AHC website) | |
| c) Request for CONA for 145 Pleasant St. (Colt) for roof replacement | |
| d) Email re: International School (17 Irving Street) request for CONA for temporary
fence | |
| e) CONA request for installation of a/c compressor at 49 Academy St. (Baldwin) not
visible from public way | |
| f) CONA request for installation of a/c compressor at 183 Pleasant St. (Bernstein)
not visible from public way | |
| g) Email from 195 Pleasant Street (Avrahami) for installation of solar panels
application | |
| h) M. Bush and C. Barry went over to 17 Winslow Street to discuss location of
generator. Perhaps the proposed location not ideal, but building dept. has said
there is no better alternate location. | |
| 5. New Business | |
| Hearings (typically last around 20 minutes per application) | 8:20pm |
| 1. Continuation of Formal Hearing re: 17 Winslow Street (Giurleo) re: generator
and cement pad – continued until next month per applicant's request | |
| 2. Continuation of Formal Hearing re: 20 Wellington Street (Mowbray) re: rear
porch, deck and stairs. M. Mowbray discussed detailed plans sent to
Commissioners. The window panels on the porch will be removable aluminum
framed screen windows with all wood trim. Under porch lattice will be the
common Arlington vertical style compliant with the Commission's preference. | |

- M. Bush moved approval as submitted with the exception that the lattice be vertical privacy lattice, instead of the standard porch lattice shown. Seconded by C. Barry. Monitor C. Barry
3. Continuation of Formal Hearing re: 235 Pleasant Street (Hewitt) re: window changes - withdrawn per applicant.
 4. Formal Hearing re: 20 Westminster Ave. (Housing Corp of Arlington) re: proposed addition of a parking lot on the site to accommodate the change of use from institutional building to low income and handicapped housing. P. Hallett gave presentation of the project. The existing building will retain the same footprint and envelope, but would have 5 1br, 2 1br, 1 3br and 1 studio housing units. 3 of the units will be wheelchair accessible, which requires at least three handicapped parking spaces. The buildings windows will be removed, de-leaded, then reinstalled in the same openings. The owner is proposing to us interior storm windows rather than exterior storms for aesthetics. One existing exterior door will be changed to a French door to allow more light into the unit. The owner will be coming back in front of the commission when the formal plans are more complete. The purpose of the discussion tonight is for the parking lot wall, layout and location only. The owner is proposing that the existing stone wall remain, but they would add a concrete wall in the area where they have removed the slope to allow for a relatively flat elevation parking lot. The concrete wall would be textured to improve the looks. M. Bush asked if a structural engineer has been advising them and they responded in the affirmative. C. Barry said concrete is a harsh material.. P. Hallett said that is why they have decided to add the texture and use landscaping to soften the appearance. J. Worden said look at 239 Pleasant Street for an example of what the commission would want to see. The history of concrete walls with texture is that often the texture starts to slough after a while due to the harsh New England winters and passage of water vapor through the retaining wall. The commission suggested looking at brick facing (veneer). M. Audin, resident and incoming commissioner said with regards to the parking it is going to be somewhat difficult to rebuild the existing stone wall. The weight of the stones may be an issue. The owner probably should talk with a real mason for a recommendation for building the wall. The Commission discussed the trash enclosure located at the entrance of the parking lot. It might cause problems with visibility and access, due to the need for high enclosure walls. The parking lot will be sloped. The Commission suggested looking at Architectural Graphic Standards with design team to make sure that the lot's slope will meet Handicap requirements. The veneer could be half brick – $\frac{1}{2}$ " to $\frac{3}{4}$ " thick veneer brick. It can be gotten to match the building. It also needs to be permeable. Caution to be careful on handicap issues. M. Audin said most important thing will be dealing with mechanical units on the roof. They have some size and you might have some issues with maintenance and sound issues. Suggestion that they come back early and often to discuss plans for the building. P. Hallett said they are going through 40B process. M. Bush said a sectional view through the parking lot would be useful to understand the site. C. Elton, an abutter is concerned that the number of parking spaces is too few. The ninth parking space is across the sidewalk at the top. P. Hallett said police have no problem if the ZBA allows it. There are 2 cuts – one to pull in and one to pull out. Sidewalk will be completely redone and it will be worked out with the town. In terms of traffic there is a preschool with many cars today and there are only 9 spaces. They only provide for 1 parking space per unit. They are working with neighboring

- businesses to make arrangements for visitor parking. Continuation paperwork signed
5. Informal Hearing re: 59 Jason Street re: potential new construction – not coming in until August.
 6. Formal Hearing re: 29 Academy Street (Benn, Becker) re: porch addition. Plans presented by J. Benn for addition of a screened porch on the south and west elevations of the house. Only a tiny corner slightly visible from Academy Street. The roofline, trim, color, steps and doors will match with existing building. Screens will be aluminum with aluminum edging. Screens will set against 4 x 4s. Downspouts are aluminum. M. Bush said fluted galvanized ones are easy. Discussion of fiberglass gutters. Roofline will be flat across the eaves with a slight slope to the rubber roof. M. Audin recommended engineered lumber to get the required pitch. C Barry moved approval of plans as presented. Seconded by M. Bush. Unanimous approval. Monitor appointed M. Bush.
 7. Informal Hearing re: 195 Pleasant Street (Avrahami) re: installation of solar panels. Because of the sun location the proposed panels are located in the only area possible that makes economic sense. They are proposing to use panels that have the highest efficiency with least number of panels. Flat roof on side is completely blocked most of day. Back side doesn't get enough sun. Only option is to put on the front and it will be highly visible from the street. The panels will be close to the roof. The panels would have either a slight white dot pattern or the traditional black. This company has a special design for mounting the panels there so less roof penetrations. Owner showed a roof shingle and had the installer give some options of similar color roof and how it will look on the roof. B. Cohen asked about the layout. Symmetric around the eyebrow window. They went on two sides so it didn't crowd and detract from the eyebrow window. C. Barry said the hip roofs are difficult. They tried to play with the design. J. Worden asked for the breakdown on the front part and the side part. He said if you put the panels on the side and the back, you would need to add 4 or 5 more panels. The more panels you are using it is not environmentally friendly, not cost-effective and required more damage to the roof. M. Bush asked if it would be feasible to keep lowest row on each side, what is the 6000 number and where does it come from – they have tried to minimize the effect of the panels on the house. C. Barry said he respects the economics but he really has a problem with the shape. Aesthetically it will be very unappealing as presented. B. Cohen said we are for solar, but there are times that there is an inherent incompatibility with properties in a historic district. We're not going to say no, but she said he really needs to think about the guidelines. M. Bush asked if they looked in to community solar. Applicant said it is somewhat a cheat on what power companies are doing and it's not really replacing existing power with solar power. The confluence of the hip roof and the eyebrow window makes some commissioner uneasy on allowing solar panels in this location. T. Avrahami said the technology has come a lot further. Application submitted for formal hearing next month.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Website – Carol update with Commissioners

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Additional-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
21. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Makowka for Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)

- 39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
- 40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
- 41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
- 42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
- 43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
- 44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
- 45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
- 46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
- 47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
- 48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
- 49. 24 Central Street (Donelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
- 50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
- 51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
- 52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
- 53. 34 Academy Street (Ellison – 13-69P) – Cohen for Penzenik – COA (windows, doors, deck)
- 54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
- 55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
- 56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
- 57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
- 58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
- 59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
- 60. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
- 61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
- 62. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
- 63. 21 Oak Knoll (Donal – 14-06P) – Makowka CONA (side door)
- 64. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
- 65. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
- 66. 195 Pleasant Street (Hamel – 14-09P) – Makowka- CONA (Gutters, Window sill)
- 67. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
- 68. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
- 69. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
- 70. 105 Pleasant Street (Erulkar – 14-14P) – Makowka- 10 Day COA (Gutters)
- 71. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
- 72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
- 73. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
- 74. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik -- CONA (Windows)
- 75. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
- 76. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
- 77. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
- 78. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
- 79. 54 Westminster Ave. (O’Shea – 14-25M) – Cohen - COA (Addition)
- 80. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
- 81. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
- 82. 28 Academy Street (Rehrig – 14-29P) – Makowka- CONA (Front Porch Steps, Fascia, Soffits)
- 83. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
- 84. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
- 85. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
- 86. 742 Mass. Ave. (Davidson – 14-33J) – Makowka- CONA (Siding, Corner Boards)

- 87.** 105 Pleasant Street (Malcomson – 14-34P) – Makowka- CONA (Rear Storm Door)
88. 20 Maple Street (Kapinos – 14-35P) – Makowka- CONA (Shingles, Rakes)

89. 28 Academy Street (Rehrig – 14-36P) – Makowka- CONA (Roof Shingles)
90. 10 Jason Court (Byrnes – 14-38J) – Makowka- COA (Awning)
91. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
92. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
93. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
94. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
95. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
96. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch,Stairs, Railings) Makowka-
97. 16 Montague Street (Zona – 14-44M) – Makowka- CONA (Deck and Stairs)
98. 17 Irving Street (Town of Arl. – 14-45P) Makowka- CONA (Deck)
99. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
100. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
101. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm
Doors)
102. 202 Pleasant Street (Noonan – 14-49P) Makowka- CONA (Dormer, Front Door, Windows)
103. 26 Academy Street (Wright – 14-50P) Makowka- CONA (Front Right Porch Soffits, Fascia)
104. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
105. 23 Academy Street (Chiccarelli – 14-52P) Makowka- CONA (Deck and Stairs)
106. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
107. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
108. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice,
Footings)
109. 74 Pleasant Street (St John's Episcopal Church – 14-56P) Makowka- CONA (Signage,
temp. Fence, temporary stabilization of arch wall)
110. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
111. 187 Pleasant Street (Fox – 14-59P) - Makowka - 10 Day COA (Windows)
112. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
113. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka –
CONA (Fence)
114. 9 Montague Street (Lancelotta – 15-01M) - Makowka- CONA (Fence)
115. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
116. 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
117. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
118. 252 Pleasant Street (Schweich – 15-05P)) - Makowka- COA (Window)
119. 39 Russell Street (Walsh – 15-05R)) - Makowka- CONA (Roof)
120. 94 Pleasant Street (Kaplan – DENIAL 15-06P)) - Makowka (Windows)
121. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
122. 10 Montague Street (Silverman – 15-08M) – Makowka – CONA (Windows & Skylight)
123. 243 Pleasant Street (DeRouffignac – 15-09P) - Makowka- CONA (Door)
124. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
125. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA
(walls,driveway,steps)
126. 74 Pleasant Street (St Johns Church – 15-12P) – Makowka – CONA (sign)
127. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
128. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
129. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
130. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
131. 49 Academy St. (Baldwin – 15-17P) – Makowka – CONA (a/c unit)
132. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
133. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)

- 134.** 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
- 135.** 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
- 136.** 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
- 137.** 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
- 138.** 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
- 139.** 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)

Meeting Adjourned 10pm